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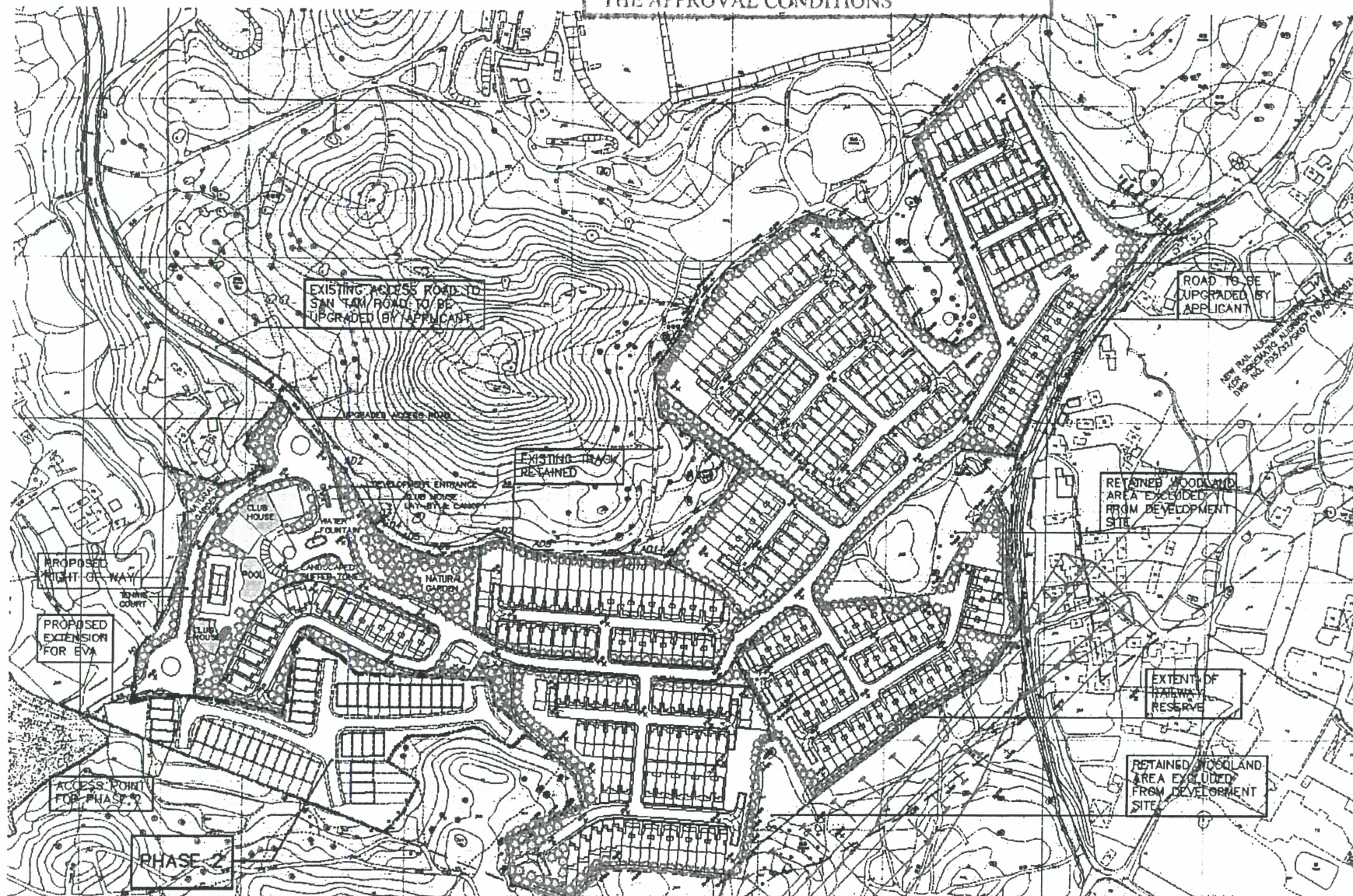
List of Approval ConditionsApplication No. A/YL-NTM/178

- Application Site : Lots 435(Part), 436(Part), 438, 439, 442 to 444, 445(Part), 446 to 454, 456(Part), 457(Part), 459, 460, 461(Part), 462(Part), 463(Part), 464(Part), 465 to 474, 476, 478 to 483, 484(Part), 485, 486(Part), 492 to 495(Part), 516 to 518, 520, 521(Part), 522(Part), 541(Part), 542(Part), 543 to 545, 547 to 552, 555, 556, 559, 560, 562, 563(Part), 564(Part), 572(Part), 573, 574, 575(Part) and 576(Part) and Adjoining Government Land in DD 105, Shek Wu Wai, Ngau Tam Mei, Yuen Long
- Subject of Application : Proposed Residential Development with Ancillary Recreational Facilities
- Date of Approval : 18.8.2006
- Approval Conditions :
- (a) the submission and implementation of a revised MLP, taking into account the burial ground boundaries, avoiding the existing graves, the re-provisioning of any affected accesses leading to the graves and approval conditions (d) to (g) below, to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission of an implementation programme with phasing proposal to the satisfaction of the Director of Planning or of the TPB;
 - (c) the submission of a Drainage Impact Assessment and the implementation of the flood mitigation measures/provision of drainage facilities identified therein to the satisfaction of the Director of Drainage Services or of the TPB;
 - (d) the setting back of the development site of the site from the Northern Link (NOL) railway reserve;
 - (e) the submission and implementation of a Landscape Master Plan, including a tree survey, proposals for preservation of the existing woodland on the site, tree felling, tree transplanting and compensatory tree planting proposals, management scheme and implementation programme, to the satisfaction of the Director of Planning or of the TPB;
 - (f) the submission and implementation of the proposed section of Shek Wu Wai Road, and the access roads proposed and the access arrangement from San Tam Road to the site to the satisfaction of the Commissioner for Transport or of the TPB; and
 - (g) the design and provision of emergency vehicular access, water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

PLEASE RETURN
TO PEC
AFTER USE

Application No. A/YL-NTM/178

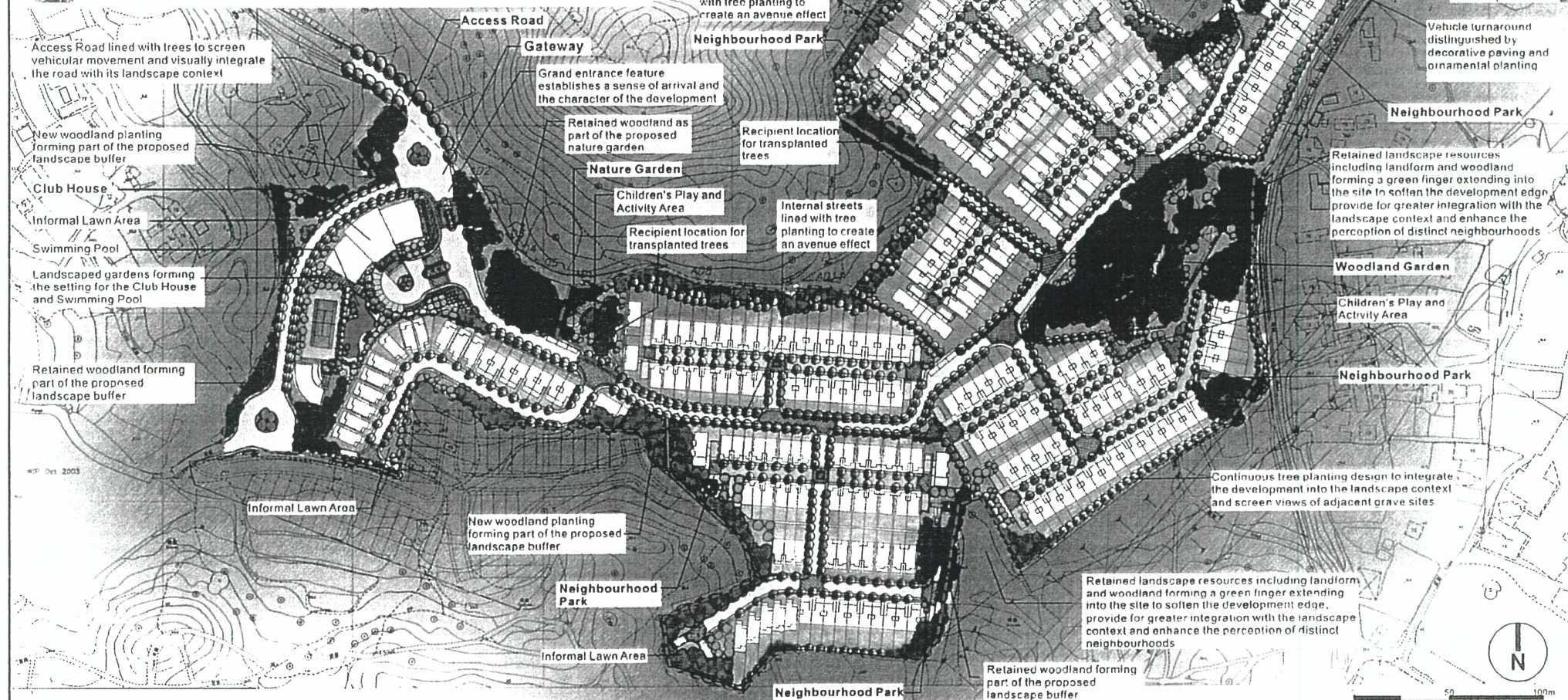
THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS



Legend

-  Application Site Boundary
-  Residential Houses
-  Club House Development
-  Retained Woodland and Trees
-  Naturalistic Woodland Planting
-  Landscape Buffer Planting

-  Amenity Tree and Shrub Planting
-  Street Tree Planting
-  Lawn Area
-  Individual Garden Areas
-  Decorative Paving



WSP Oct 2003

ADVERTISED
 INTERIM QUALITY REVIEW OF ENVIRONMENTAL IMPACT STATEMENT FOR THE URBAN DEVELOPMENT AND LANDSCAPE ARCHITECTURE
 PROJECT: RESIDENTIAL DEVELOPMENT IN D.D. 105, SHEK WU WAI, YUEN LONG
 TELEPHONE: 2711 1000

Residential Development in Residential Development in D.D. 105, Shek Wu Wai, Yuen Long Landscape Master Plan

SCALE	As Shown	DATE	27 JUN 2006
CHECKED	CJF	DRAWN	NOC
DWG NO	Appendix VI		REV 0

Development Parameters	Application No. A/YL-NTM/178
Site Area (about)	123,000 m ² (Application Site) 115,912 m ² (Development Site)
Plot Ratio	0.4
Total Domestic GFA	46,365 m ²
Site Coverage	Not more than 30%
Building Height	10.05m - 10.45m (including Club House facilities)
Number of Storeys	3 (including 1 carport level)
Total Number of Houses	322
House Type One (122 to 135m ²)	194
House Type Two (161 to 174m ²)	128
Total Number of Car Parking Spaces	469
Residents' Parking	450
Visitors' Parking	14
Staff Parking	5
Communal Open Space:	10,050 m ²
- Nature Garden	
- Woodland Garden	
Neighbourhood Playground:	14,670 m ²
- Neighbourhood Parks	
- Naturalistic Landscape Areas	
Private Open Space	27,100 m ²
Club House Facilities	4,280 m ²
Club House	1,545m ²
Tennis Court	1,310m ²
Swimming Pool	1,425m ²
Landscape Proposals	
Trees to be retained	706
Trees to be transplanted	46
Trees to be felled	541
Dead trees	75
Total Number of Existing Trees	1,368
Tree Planting	731 semi-mature trees (compensatory) 1,170 whip sized trees (non-compensatory)